

265/5646

Sunday, August 13, 2023

12:41 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10805 दिनांक: 13/08/2023

गावाचे नाव: अजनी

दस्तऐवजाचा अनुक्रमांक: नगन2-5646-2023

दस्तऐवजाचा प्रकार : जनरल पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: मे वश इंफ्राव्हेन्वर तर्फे अधिकृत भागीदार विवेक त्रिंबकराव कुणावार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:02 PM ह्या वेळेस मिलेल.

सह दुय्यम निबंधक
नागपूर शहर क्र.२

वाजार मूल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823124805282 दिनांक: 13/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006593038202324E दिनांक: 13/08/2023

बँकेचे नाव व पत्ता:

[Signature]



CHALLAN
MTR Form Number-6



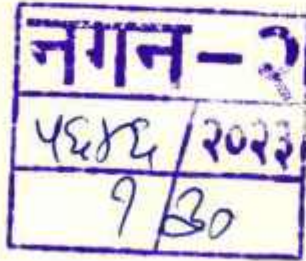
GRN	MH006593038202324E	BARCODE	12/08/2023-13:38:36		Form ID	48(f)	
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)				
Office Name NGP5_JT NAGPUR NO 5 SUB REGISTRAR			Full Name		YASH INFRAVENTURES		
Location NAGPUR			Flat/Block No.		Plot No. 31		
Year 2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		Ajni		
0030046401 Stamp Duty		500.00	Area/Locality		Nagpur		
0030083301 Registration Fee		100.00	Town/City/District				
			PIN		4 4 0 0 1 5		
			Remarks (If Any)				
			SecondPartyName=DAMODHAR PARASRAM KATULWAR AND				
			OTHERS-				
			Amount In Six Hundred Rupees Only				
Total		600.00	Words				
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572023081237657 CKX6938501		
Cheque/DD No.			Bank Date	RBI Date	12/08/2023-13:24:39 Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

Department ID :

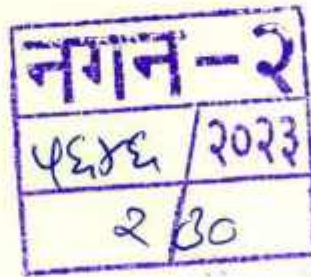
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालान केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Mobile No. : 8888889933

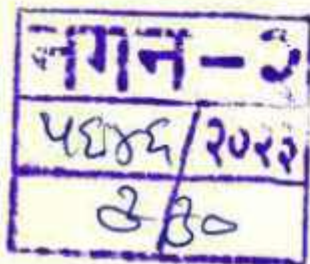


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0823124805282	Date 12/08/2023
Received from Yash Infraventure, Mobile number 8530455529, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 5 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 12/08/2023
Bank CIN 10004152023081204893	REF No. 322499804834
This is computer generated receipt, hence no signature is required.	



GENERAL POWER OF ATTORNEY

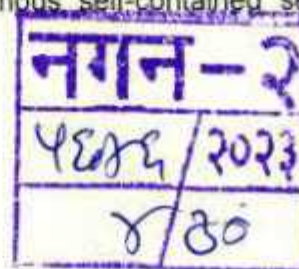
KNOW ALL MEN BY THESE PRESENTS, THAT WE 1) **MR. DAMODHAR S/O. PARASRAM KATULWAR**, Aged about 87 Years, Occupation Retired, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur – 440015, {Permanent Account No. AVYPK2111P, Aadhaar No. 4338 3694 8259, Email Id: suhaskat@gmail.com & Mobile No. 9890725470}; 2) **MRS. SUJATA W/O. VIDYADHAR KHAPARDE**, Aged about 86 Years, Occupation House Wife, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur – 440015 {Permanent Account No. CRAPK0048P, Aadhaar No. 7417 8047 3624, Email Id: naresh.khaparde@gmail.com & Mobile No. 9823015161}; 3-A) **MR. PRAFULLA S/O. DATTATRAY GODSE**, Aged about 55 Years, Occupation Service, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur – 440015, {Permanent Account No. AENPG4456M, Aadhaar No. 5059 3145 5792, Email Id: prafulla.godse@gmail.com & Mobile No. 9673008100}; 3-B) **MRS. SUVARNA W/O. PRAFULLA GODSE**, Aged about 49 Years, Occupation House Wife, Resident of Plot No. 31, Prashant Nagar, Wardha Road, Ajni Chowk, Near Mount Carmel School, Vivekanand Nagar, Nagpur – 440015, {Permanent Account No. BCEPG0439E, Aadhaar No. 5341 6278 5798, Email Id: prafulla.godse@gmail.com & Mobile No. 9673008100}, 4) **MR. SANDIP S/O. NAMDEORAO WADIBHASME**, Aged about 42 Years, Occupation Service, Resident of Plot No. 31 Wardha Road Near Mount Carmel School Prashant Nagar Ajni Chowk Nagpur 440015, {Permanent Account No. ACEPW6773A, Aadhaar No. 8996 6600 2731, Email Id: sandipwadibhasme@yahoo.com & Mobile No. 9823156569}, 5-A) **MR. RAJENDRA S/O. BABURAO CHAKOR**, Aged about 56 Years, Occupation Business, Resident of Quarter No. G/6, Dipanjali Apartment, Jaitala Road, Near Saraswati Shishu Mandir, Keshav-Madhav Nagar, Nagpur – 440036, {Permanent Account No. AMTPC4436D, Aadhaar No. 2014 8712 3895 & Mobile No. 9422123784}, 5-B) **MR. PRASHANT S/O. BABURAO CHAKOR**, Aged about 54 Years, Occupation Business, Resident of Plot No. 31, Near Hanuman Mandir, Prashant Nagar, Nagpur – 440015, {Permanent Account No. AOPPC1281G, Aadhaar No. 4991 1677 6224 & Mobile No. 7507715753}, 6-A) **MRS. ARCHITA W/O. VIVEK SHASTRI**, Aged about 53 Years, Occupation Service, Resident of Plot No. 31, Near Hanuman Mandir, Corporation Colony, Prashant Nagar, Ajni Square, Nagpur – 440015, {Permanent Account No. CFMPS2940N, Aadhaar No. 7999 5206 7170, Email Id: sshastri135@gmail.com & Mobile No. 9860979915}, 6-B) **MR. SWAROOP S/O. VIVEK SHASTRI**, Aged about 29 Years, Occupation Service, Resident of Plot No. 31, Near Hanuman Mandir, Corporation Colony, Prashant Nagar, Ajni Square, Nagpur – 440015 {Permanent Account No. FZAPS7635R, Aadhaar No. 836548489231, Email Id: sshastri135@gmail.com & Mobile No. 7387727670} (Hereinafter individually called to and referred as the 'Executant' or



'Principal', with respective numbers and collectively may be referred to and called as the 'Executants' or 'Principals', which expression shall unless repugnant to the context or meaning thereof always mean and include the said 'Executants' or 'Principals', as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns) do hereby execute this General Power of Attorney on this 13th day of August, 2023, as Block/Apartment Owners & Land Owners, being the owners of respective Apartments & Undivided share, right and interest in the Plot, whereby appoint and constitute **M/S. YASH INFRAVENTURES**, a Partnership Firm having its office at Block No. 12, 13 & 14, Ground Floor, N K Y Towers, Ajni Chowk, Wardha Road, Nagpur - 440015 (Permanent Account No. AACFY7417M), represented by and acting through its Authorized Partners 1) **MR. VIVEK S/O. TRYAMBAKRAO KUNAWAR**, Aged about 53 Years, Occupation : Business, Resident of Apartment No. 001, Megh, Yashodham Enclave, Prashant Nagar, Ajni Square, Nagpur - 440015 (Aadhaar Card No. 9995 7295 6474, Mobile No. 8888889933, & Email Id : vtkunawar@gmail.com) & 2) **MR. VIJAY S/O. TILOKCHAND BORUNDIYA**, Aged about 60 Years, Occupation : Business, Resident of 001, Malhar, Yashodham Enclave, Prashant Nagar, Near Haldirams, Ajni Chouk, Nagpur - 440015 (Aadhaar Card No. 5015 0833 5269, Mobile No. 9422192661, & Email Id : vijayborundiya@gmail.com) (Hereinafter called to and referred as the 'Attorney' or 'Agent', which expression shall, unless repugnant to the context or meaning thereof always mean and include the said Firm and its Partners as well as their respective Heirs, Legal Representatives, Executors Administrators, Successors and Assigns) as our true & lawful attorney, authorising & empowering it to act & to do any or all the following acts, deeds and things, as specified in this Deed, for us, in our name and on our behalf,

We state that we are absolute owners & in possession of all that piece and parcel of property consisting of Freehold (Malik Makbuja) Land bearing Plot No. 31 (Thirty-One) admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of Mouza - **AJNI together with 6 (Six) self-contained Residential Blocks/Apartments thereon constructed and developed by Nagpur Corporation Employee's Gruhvikas Co-operative Society Limited situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto;**

That, the existing Blocks/Apartments standing on the said Plot was constructed in the year 1973-74 and is presently in dilapidated condition, thus we have collectively decided to demolish the said Blocks/Apartments and to re-construct/re-develop a Multi-storied Building thereon consisting of various self-contained separate Commercial



Residential Apartments as per applicable development rules & regulations and other provisions of applicable laws; AND

That, we have decided to retain total 9 (Nine) Apartments in proposed Scheme and collectively sell the remaining Residential Apartments of the proposed Scheme to Prospective Purchaser(s)/Transferee(s); AND

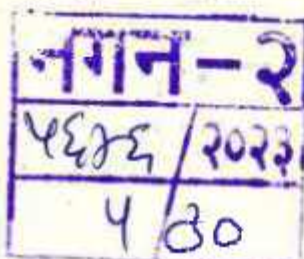
That, we have approached the Attorney for re-developing the said Plot as more particularly described below in Schedule, by demolishing existing building and for constructing new multistoried building thereon by authorizing & empowering it to sell the Commercial/Residential Apartments to the Prospective Purchaser(s)/Transferee(s) other than Residential Apartments to be retained by us; AND

That, accordingly, we have assigned & entrusted the entire work of development of the said Plot and construction of multi-storeyed building / Scheme thereon along with rights & power to sell the Commercial/Residential Apartments to prospective purchaser(s) to the Attorney for consideration by executing an Agreement of Development dated ~~13~~¹²/08/2023, which is registered in the office of Joint Sub Registrar Nagpur No. 2 bearing Document No. 5645/2023 on ~~even~~^{13/08/2023} date and complete stamp duty and registration charges have been paid on said Agreement of Development (Hereinafter called to and referred as the said 'Agreement of Development'); AND

That, hereinafter only land is referred as 'PLOT' or 'LAND', the building standing on said Plot as on date is referred as 'EXISTING BUILDING', a multi-storeyed building comprising of various self-contained Commercial/Residential Apartments to be constructed on said Plot is referred as 'SCHEME' or 'BUILDING', self-contained Commercial/Residential Apartments of the said Scheme are referred as 'COMMERCIAL/RESIDENTIAL UNIT/APARTMENT' or 'UNITS/APARTMENTS', the Plot with the Scheme consisting of Residential Apartments to be constructed thereon is called to and referred as said 'PROPERTY', the entire work of development of the said plot, construction of building and selling of Residential Apartments shall be referred as the said 'PROJECT'; AND

That, in pursuance of the Agreement of Development as mentioned above, we are hereby authorise and empower the said Attorney to do any or all the acts, deeds & things related to the said Property / Project, for us, in our name and on our behalf, as mentioned below:

1. To administer, manage, control, govern, protect and supervise the said Property / Project in such manner as the Attorney shall think fit and proper. To Manage & handle day to day work relating to the said Project. The Attorney is authorised and empowered



Handwritten signatures and initials in blue ink:
 b-h
 Pman
 A.B. Chakraborty

with all rights of ingress and egress. The Attorney is authorised to enter the said Property any time and to do all acts for the purpose of carrying out the work of re-development thereof as agreed and all other incidental activities & to utilise the said Property, as it deems fit & proper.

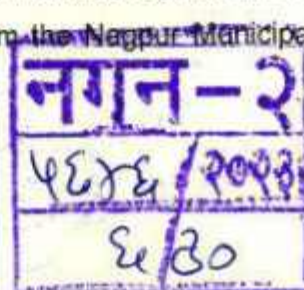
2. To negotiate for purchase or acquiring of TDR/TOD from the Prospective Transferor(s) in our names or in its own name. To fix the consideration and other terms & conditions of purchase of TDR/TOD as may be deemed fit by the Attorney. To pay the consideration and comply with all other terms and conditions. To load & utilise the said TDR/TOD on said Plot for development and sanction of building plan. To retain for self or sell or transfer the balance/unutilised TDR/TOD to any prospective Purchaser(s)/Transferee(s) and accept the consideration for the same in its own name or otherwise. To sign & execute all applications, deeds, documents and other papers, to appear before the Competent Authority and to do all acts and things necessary for the purpose of purchase, loading, utilisation & transfer of TDR/TOD. To sign, execute, appear and register Transfer Deed / Assignment Deed or any other Deeds/Documents for purchase or self-use or sell/transfer of TDR/TOD before the concerned the Hon'ble Sub-Registrar, Joint Sub Registrar, Registrar, or any registration authority constituted under & within the meaning of the Registration Act, 1908.

3. To appoint an architect and to prepare the building plan with the help of the Architect for the Scheme proposed to be constructed on the said Plot under the present applicable development rules and regulations. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, specifications of structure, etc. To make necessary applications and to sign all papers. Plans, maps, to appear before the Nagpur Municipal Corporation or any other concerned sanctioning authorities, to pay necessary fees and premium required for getting the building plan sanctioned. To execute Indemnity Bond(s), swear affidavit and also to sign necessary forms and application etc. required to be submitted to the Nagpur Municipal Corporation or any other Sanctioning Authority for securing sanction of the Building Plan.

To do all other acts and things as may be necessary for getting the building plan of the proposed Scheme sanctioned by the Nagpur Municipal Corporation and other concerned sanctioning authorities.

4. To utilize the entire available Plot FSI as well as Premium & Ancillary FSI or any other FSI in respect of the said Plot that may be available to the utmost extent for the construction of the proposed Scheme on the said Plot by way of re-development and the incidental rights granted herein.

5. To apply for and obtain the Building Permit / Commencement Certificate for construction of the Scheme on said Plot from the Nagpur Municipal Corporation and



other concerned sanctioning authorities and for that purpose to sign applications and other papers, to pay necessary fees and do all other acts and things necessary for that purpose and in that behalf.

6. To accept the refund/return of the Development Charges or any such sum as may be refunded by the Nagpur Municipal Corporation or any other competent sanctioning authority in its own name or otherwise.

7. To apply to appropriate authorities and obtain requisite permissions for electric connections, sanitary connections, water supply connections, drainage and sewerage connections and for other amenities as are generally required temporary or permanently for the said property.

8. To demolish the existing building standing on the said Plot at its own costs and expenses upon obtaining sanction of building plan from the competent authority and to take possession of said Plot. To sell / dispose off the building materials after demolition of said old existing building. To receive the consideration of building material from the Prospective Purchaser(s) / Transferee(s).

9. To appoint engineers, architects, contractors, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labors, and all other persons required for the said Project.

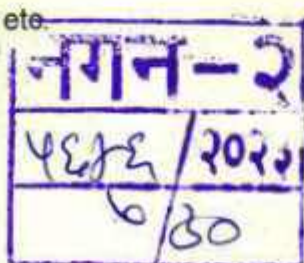
10. To make representations to the Government, public bodies and any other bodies, authorities and persons concerned relating to the said Property / Project.

11. To execute & register the necessary documents as required under the provision of Maharashtra Apartment Ownership Act, 1970 such as Deed of Declaration or any other document.

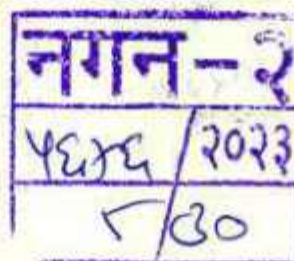
12. To apply for registration of said Project with the Real Estate Regulatory Authority and comply with provisions of the Real Estate (Regulation and Development) Act, 2016. The Attorney is also authorised to do & execute all acts, deeds & things necessary for the execution and registration of project and other compliances under said Act.

13. To call the booking for the Residential Apartments from the public or interested parties and shall be entitled to deal with the matter of sale of the Residential Apartments except for Residential Apartments to be retained by us at such rates as the Attorney decides.

14. To advertise the proposed Scheme/building in such manner as the Developer deems fit inter-alia by affixing sign boards on the said Plot, inserting advertisement in Newspaper etc.



15. To sell, convey, transfer or assign the self-contained Residential Apartments of the said Scheme with or without undivided share, right & interest in the said Plot except for the Residential Apartments to be retained by us by way of sale, or otherwise.
16. To negotiate, to fix the consideration and other terms & conditions of sale of the Residential Apartments to be constructed on the said Plot with the Prospective Transferee(s).
17. To appear, to sign, to execute, to present and to register the Agreement for Sale, Sale Deed, Correction Deed, Deed of Apartment, Transfer Deed, Assignment Deed, Deed of Declaration or any other deeds/documents relating to said Property / Project before the concerned the Hon'ble Sub-Registrar, Joint Sub Registrar, Registrar, or any registration authority constituted under & within the meaning of the Registration Act, 1908. The Attorney is also authorised to do & execute all acts, deeds & things necessary for the execution and registration such deeds and documents on such terms and conditions as may be deemed fit by the Attorney.
18. The Attorney is also empowered to deliver the actual or symbolic or legal possession of the Residential Apartments of the Scheme to be constructed on the said Plot in favour of the Prospective Transferee(s). To do & execute all such lawful acts, deeds and things for true and perfectly conveying the Residential Apartments of the Scheme to be constructed on the said Plot in favour of the Prospective Transferee(s).
19. The Attorney is fully empowered to receive all amounts by way of earnest money or initial payment or part payments or installments or full payment of consideration amount from Prospective Transferee(s) in its name or otherwise and is also empowered to issue receipt/acknowledgement for the same.
20. To obtain all necessary No Objection Certificate and permission from the Nagpur Municipal Corporation or from any other competent authority for development of the said Plot and for sale of Residential Apartments of the Scheme to be constructed thereon to Prospective Purchaser(s) / Transferee(s), if required.
21. To appear, approach or represent us at the concern offices of Nagpur Improvement Trust, Nagpur Metro Region Development Authority, Nagpur Municipal Corporation, Tahsildar, Collector, Nazul Department, Sub-Divisional Officer, City Survey Department, Urban Land Ceiling, Town Planning or any other Government or Semi-Government Department or Authority for any kind of work relating to said Property / Project.
22. To appear, approach and apply before MS&EDCL for transfer of electric meter or for new electric connections or apply for permission of installation of transformer to provide electric connection to the Prospective Purchaser(s)/Transferee(s) of the Residential Apartments of the Scheme to be constructed on said Plot. To appear,



approach and apply before the water work Department for new water connection or transfer of water meter. To execute any applications, deeds, forms, affidavits before any magistrate or any authority as required or the Attorney deems fit.

23. To sign all applications, forms, agreement, document, to give no objection certificate and to complete all other formalities necessary for mutation of name of the Prospective Purchaser(s) / Transferee(s).

24. To apply for supply of any kind of stamps/court fee, or refund of stamps/court fee, before collector of stamps/Court/ treasury officer or before any other concerned department and for this purpose to execute the required deeds or applications etc.

25. To mortgage or pledge the above said Plot and the Residential Apartments to be constructed thereon except for the Residential Apartments to be retained by us, with any bank or financial institution or any other person for the purpose of raising loans or financial assistance for development of the said Plot / Scheme / Project. However, we shall not be liable for repayment of such loan and interest thereon and the Residential Apartments to be retained by us shall not be mortgaged for any reason or cause.

26. To execute and sign the necessary mortgage deeds/documents to be executed in favour of a financial institution/bank for securing the housing loan/loans by the Prospective Transferee(s).

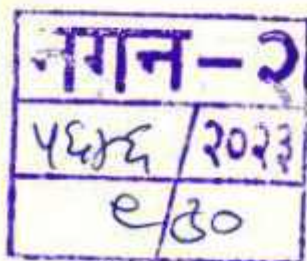
27. To apply for and obtain no objection or clearance certificate from the Nagpur Municipal Corporation or any other competent authority as would be required for the development of the said Plot or for conveyance or transfer of the Residential Apartments of said Scheme to the Prospective Purchaser(s)/Transferee(s).

28. To admit execution of any document signed and executed by us before the Notary Public, Sub-Registrar, any competent authority or elsewhere.

29. To execute such indemnities and personal or third party guarantees as may be considered expedient for any of the purpose on such terms and conditions as may be deemed fit by the Attorney.

30. To obtain Occupancy Certificate / Completion Certificate from the Nagpur Municipal Corporation and other concerned sanctioning authorities after the Scheme is completed in all respects.

31. To get the Federation/apex body of the Society or Association or Limited Company of the Apartment Owners registered and for that purpose to get necessary forms, applications signed and to do all other acts and things necessary for the same.



32. To execute the Conveyance Deed / Transfer Deed in respect of the Common Areas and Facilities of the said Scheme in favour of the Federation/apex body of the Society or Association or Limited Company of the Apartment Owners as per the provision of the Real Estate (Regulation and Development) Act, 2016.

33. To pay, adjust & settle Income Tax, Goods and Services Tax and any other tax levied by the Government of Maharashtra or Union Government for development of land, cost of construction etc. To file appropriate forms and returns for the same and comply with all its requirements & formalities.

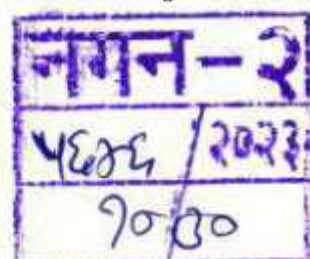
34. To appoint an Arbitrator for settling any dispute(s) or difference whatsoever arising with reference to any Agreement with the Prospective Purchaser(s) / Transferee(s). To Participate in any such Arbitration Proceeding in accordance with the rules of Arbitration and Conciliation Act, 1996 ("Act"), as amended from time to time and in force as on the date of commencement of the arbitration proceedings. To pay the cost of the arbitration proceedings, unless otherwise determined by the Arbitrator.

35. To initiate or defend any kind of litigation or proceedings by way of suit, complaint, application, writ, appeal, revision, review or any proceedings etc. either before the Court or any other Authority, Tribunal etc. The Attorney would also be entitled to defend any action against us regarding the said Property / Project. In connection with the litigation, the Attorney would be entitled to sign plaint, written statement, application, reply, petition, and memo of appeal, revision or any other proceedings etc. either to initiate the proceedings or to defend the proceedings or compromise or settle any matter on such terms as may be deemed fit by the Attorney. To engage lawyers, sign *Vakalatnama*, memo of appearance etc. To sign applications or submissions in connection with the legal compliance and formalities.

36. To obtain certified copies of the documents related to the said Property / Project from the courts, tribunals or from other government & semi government offices and departments.

37. To deposit money in the court, Tribunal or in any government or semi government offices as and when required relating to said Property/Project and also to obtain necessary receipt/ acknowledgement for same. The Attorney is also authorised to apply for & withdraw money lying in the court, Tribunal or in any government or semi government offices relating to said Property/Project and to give valid discharge of the same.

38. To receive all the communications, notices, orders, letters, envelopes, documents, parcels, registered letters from any of the concerned competent authorities either of government, local body or corporation of central or state government and to file



or submit reply, documents, papers, forms as the Attorney deem fit, in respect of the said Property / Project.

39. To deal with the said Property / Project in any manner whatsoever and in that connection, the Attorney is entitled to sign, swear affidavits, applications, submissions etc.

40. The Attorney is further empowered to delegate all or any of the power conferred upon it to any third party but subject to terms of Agreement of Development.

41. To do all such acts, deeds & things which are specifically described above or such other acts, deeds and things which are consequential to the acts which are described above in relation to the said Property / Project as the Attorney deems fit.

That, all such acts, deeds & things lawfully done or executed by the said Attorney or by its delegate in respect of the said Property / Project, shall construe to be the acts, deeds and things done by us & shall be legally binding on us as well as our respective heirs, legal representatives, successors, assigns etc. and we undertake to ratify & confirm the same.

That, it is reiterate that we have executed and registered this General Power of Attorney in capacity of Block/Apartment Owners & Land Owners, being the owners of respective Apartments & Undivided share, right and interest in the Plot; AND

That, we shall not revoke, terminate, cancel or withdraw this Power of Attorney fully or partly at any point of time for any reasons whatsoever, and this Power of Attorney shall be irrevocable, subject to compliances of the Agreement of Development.

That, any mistake or omission in the description of the said Plot will not affect the dispositions hereby made and this deed will apply to the said Plot and the Scheme to be developed thereon.

That, the Attorney is empowered to represent us and act on our behalf, jointly or severally.

That, the Attorney is a Partnership firm and powers are assigned to said Attorney firm by us. Any of the authorised partners of said Attorney firm can act & do any or all the acts, deeds and things, related to the said Property / Project as specified in this deed. The constituted attorney of the authorised partners of said Attorney firm, can present any deed/document duly signed by the authorised partner(s) of said Attorney, for registration.

That, the said Power of Attorney shall not be invalid due to death of any of us or otherwise. The said Power of Attorney shall remain effective and binding to our respective legal heirs and shall remain unaffected because of death of all or any of us.



Notwithstanding anything contrary contained herein, this Power of Attorney is contractual in nature and subject to compliance of the terms and conditions by the Attorney/Developer.

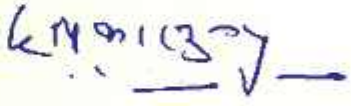
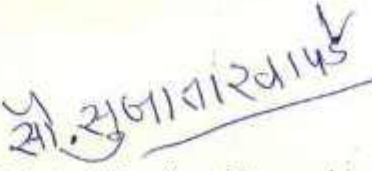
That, the Plot referred under this Deed is of the following description:

SCHEDULE OF THE PROPERTY

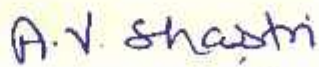
ALL THAT Piece and parcel of property consisting of Freehold (Malik Makbuja) Land bearing Plot No. 31 {Thirty-One} admeasuring about 1067.5 Sq. Mtrs. (11490 Sq. Ft.) in the sanctioned layout known as "Hindustan Housing Layout" being the part of entire land bearing Khasra No. 104/1, City Survey No. 2047, Sheet No. 41 of Mouza – **AJNI** situated at Corporation Colony, Prashant Nagar, Ajni Square, Wardha Road, Nagpur within the limits of the Nagpur Municipal Corporation Ward No. 5 in Tahsil and District Nagpur including all other easementary rights appurtenant and belonging thereto and bounded as under:

TOWARDS EAST	:	ROAD.
TOWARDS WEST	:	SAINT XAVIER, SCHOOL
TOWARDS NORTH	:	MR. NAGLES HOUSE
TOWARDS SOUTH	:	MOUNT CARMEL SCHOOL

*Drafted by Toal & Tolani Associates, Advocates & Consultants,
S-2, Second Floor, Parvati Smriti, Plot No. 65, Chhoti Dhantoli, Nagpur-12
as per the instructions and documents provided by the Parties.*

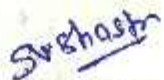
Photo	Left Hand Thumb Impression	Signature
		 Damodhar Parasramji Katulwar EXECUTANT NO. 1
	 	 Sujata Vidyadhar Khaparde EXECUTANT NO. 2



		 Prafulla Dattatray Godse EXECUTANT NO. 3-A
		 Suvarna Prafulla Godse EXECUTANT NO. 3-B
		 Sandip Namdeorao Wadibhasme EXECUTANT NO. 4
		 Rajendra Baburao Chakor EXECUTANT NO. 5-A
		 Prashant Baburao Chakor EXECUTANT NO. 5-B
		 Archita Vivek Shastri EXECUTANT NO. 6-A

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१२/३०



		 Swaroop Vivek Shastri EXECUTANT NO. 6-B
		For M/s. YASH INFRAVENTURES  Vivek Tryambakrao Kunawar (Authorized Partner)
		 Vijay Trilokchand Borundiya (Authorized Partner) ATTORNEY
		 WITNESS NO. 1
		 WITNESS NO. 2

नगन-२
५६४५ / २०२३
१४/३०





महाराष्ट्र शासन

मालमत्ता पत्रक



ULPIN: 64053592397

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ चातील नियम ७ नमुना "ड"]

64053592397

गाव/पेठ : अजनी	तालुका/न.भू.का. : न.भू.अ.३ नागपूर				जिल्हा : नागपूर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	घासनाला दिलेल्या आकाराची किंवा चारवाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
२०४७			१२७२.६०	क	

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : १९७० [नागपूर महानगर पालिका के.क. ५१७३ अन्वये]
पट्टेदार :
इतर धार :
इतर क्षेत्रे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(घ) किंवा धार (र)	साक्षात्कृत
05/09/2006	आदेशाने या अधिकांक भुमी अगिलेख यांचे अ.प्र. ६३/०६ मधील आ.दि. २२/७/२००६ अन्वये सदर निष्कत र.द.क्र. ४३०४ दि. १७/८/९६ अन्वये नागपूर महा. एम्प्लॉईज गृह विकास को. ऑप. सोसा. यांना खरेदी केलेली आहे. त्यामुळे सत्ताधारकार फ ऐवजी क अन्वि नोंद.		H नागपूर महानगर एम्प्लॉईज गृह विकास को. ऑप. सोसायटी	फेरफार क्र. ५१७३ प्रमाणे सही- 05/09/2006 न.भू.अ.क.३, नागपूर
05/09/2006	खरेदीने र.द.क्र. १५१७ दि. ३१/१२/२००१ अन्वये रु. ३८७०००/- मध्ये नागपूर महा. गृह विकास सोसायटीसुन भु.क्र. ३१ क्षेत्र ६३० चौ.फुट जागा गाळा क्र. ३ अ.टी. १.१८% सह खरेदीने नोंद.		H श्री. प्रफुल्ल दत्तात्रय गोडसे	फेरफार क्र. ५१७४ प्रमाणे सही- 05/09/2006 न.भू.अ.क.३, नागपूर
26/02/2010	खरेदीने र.द.क्र. १३१३ दिनांक २८/१२/०९ अन्वये रुपये ३५०००/- मध्ये ख.न १०४/१ मधील भु.क्र. २९ क्षेत्र १३६.८५ चौ.मी. मधील गाळा क्र. ४ क्षेत्र ७५.८४ चौ.मी. १/१८% अवि.हिस्सा व दुरुस्ती लेख र.द.क्र. ७७७ दि. १७/०२/०६ अन्वये भु.क्र. २९ मधील गा.क्र. ४ क्षेत्र ७५.८४ चौ.मी. १/१८% हिस्सा दुरुस्ती प्रमाणे नागपूर महानगर एम्प्लॉईज गृह विकास को-ऑप सोसायटी यांचे कडून खरेदी केल्याने नावाची नोंद		H श्री. निवाजी व्यंकटराव बेरकुटे	फेरफार क्र. ८६९६ प्रमाणे सही- 26/02/2010 न.भू.अ.क.३, नागपूर
26/02/2010	खरेदीने र.द.क्र. १३२० दि. २५/१२/०९ अन्वये रु. २०,०००/- मध्ये ख.न १०४/१ मधील भु.क्र. ३१ मधील गा.क्र. १ क्षेत्र ५९-२१ चौ.मी. १/१८% अवि.हिस्सा दुरुस्ती लेखा र.द.क्र. ३१४ दिनांक २५/०१/०६ अन्वये ख.न १०४/१ मधील भु.क्र. ३१ मधील गा.क्र. १ क्षेत्र ५९-२१ चौ.मी. १/१८% अवि.हिस्सा दुरुस्ती प्रमाणे नागपूर महानगर एम्प्लॉईज गृह विकास को-ऑप सोसायटी यांचे कडून खरेदी केल्याने नावाची नोंद		H श्री. दामोदर परसरामजी कातुलवार	फेरफार क्र. ८६९९ प्रमाणे सही- 26/02/2010 न.भू.अ.क.३, नागपूर
08/02/2011	खरेदीने र.द.क्र. १३१४ दि. २८/१२/०९ अन्वये रु. ३६७०००/- मध्ये ख.न १०४/१ मधील भु.क्र. ३१ वरील गा.क्र. ५ चौ.क्षेत्र ५९-२१ चौ.मी. १/१८% सह दुरुस्ती लेख क्र. ४३७/०६ दि. १७/०२/०६ अन्वये अवि.हिस्सा १/१८% सह. दुरुस्ती प्रमाणे १/६% चौ.नॉद अधिलेखित धारक यांचे कडून खरेदी केल्याने नोंद.		H [श्री. बापूराव निरंजनाम चव्हेर के.क्र. १७५२]	फेरफार क्र. १७५१ प्रमाणे सही- 08/02/2011 न.भू.अ.क.३, नागपूर
08/02/2011	धारक हक्काचे श्री. बापूराव सिताराम चव्हेर हे दि. ०९/०९/०५ रोजी मध्यत झाल्याने यांचे नांव कमी करून प्रसिद्धावर नोंदरी/रजि.क्र. ६६४५ दि. ०७/०७/१० अन्वये घोषित वास्तविक नावाची नोंद .		H [श्रीमती. कामीकी बापूराव चव्हेर के.क्र. १८२२० अन्वये] [श्री. राजेंद्र बापूराव चव्हेर] [श्री. प्रशांत बापूराव चव्हेर] [श्री. कल्पना ज्ञानेश्वर लहासे] [श्री. सुषमा सुनीलराव मोरे] [श्री. अर्चना दिनेशराव खडतकर के.क्र. १७७३३ अन्वये]	फेरफार क्र. १७५२ प्रमाणे सही- 08/02/2011 न.भू.अ.क.३, नागपूर

नगन-२
५६४५/२०२३
१५/३०



28/02/2011	खरेदीने रदक १२४३ दि. २४/१२/०९ अन्वये रु. २८०००/- मध्ये खरे १०४/९ मधील भुके २८ वरील बाण ६ गा.क.३ क्षेत्र ६५-८८ चौमी. अधि. हिस्सा १/१८% सह. नागपुर महानगर एम्पलाईज ग्रुहनिर्माण को. ऑ.सोख. यांचे कडून खरेदी केल्याने नावाची नोंद.	म [श्रीमती. मालती राजेश्वर दुर्गे फ.क. १८०४]	क्र.कार.कं. १८०३ प्रमाणे सही- 28/02/2011 न.पू.अ.क.३, नागपुर
28/02/2011	खरेदीने रदक १६९ दि. १६/०५/०२ अन्वये रु. ३०००००/- मध्ये खरे १०४/९ मधील भुके २८ वरील बाणलेल्या ६ गा.क.३ क्षेत्र ६५-८८ चौमी. अधि. हिस्सा १/१८% सह. गाळ्यांचे राकमजल १ वरील क्षेत्र ५६-०६८ चौमी. अधि. हिस्सा ५०% सह. श्रीमती मालतीबाई राजेश्वर दुर्गे यांचे कडून खरेदी केल्याने नावाची नोंद.	म [श्री. दिपकर राजेश्वर दुर्गे]	क्र.कार.कं. १८०४ प्रमाणे सही- 28/02/2011 न.पू.अ.क.३, नागपुर
04/02/2013	खरेदीने - र.द.क. ६४८० दि. ३१/१२/१२ अन्वये रु. १२५००००/- मध्ये भू.क. ३१ वरील अर्धामधील गाळा क.३ चे क्षेत्र ५९.२१ चौ.मि.अधि. १.१८% सह. वारक श्री प्रफुल्ल दत्तात्रय गोडसे यासुन खरेदीने नोंद	म श्री. सदाश दत्तात्रय गोडसे गहाणवा बोझ	क्र.कार.कं. ११५५८ प्रमाणे सही- 04/02/2013 न.पू.अ.क.३, नागपुर
04/02/2013	गहाणखालाचवे - र.द.क. ५२९५ दि. ३१/१२/१२ अन्वये भू.क. ३१ वरील गाळा क.३ चे क्षेत्र ५९.२१ चौ.मि.अधि. १.१८% सह. जामा वारक श्री सदाश दत्तात्रय गोडसे यांनी रु. १०,००,०००/- मध्ये गहाण केल्याने बोझाची नोंद	म दि. नागपुर महानगर पालिका कर्मचारी बँक लि. नागपुर गहाणवा बोझ	क्र.कार.कं. ११५५९ प्रमाणे सही- 04/02/2013 न.पू.अ.क.३, नागपुर
04/02/2013	वारसापाने वारक श्रीमती वसुधा विनायक शास्त्री यांचा मृतपु. दि. १५/५/१२ रोजी झाला व श्री विवेक विनायक शास्त्री यांचा मृतपु. दि. १४/११/२०१३ रोजी झाला त्यांच्या मृतपु.के.के.च्या वारसापाने प्रतिज्ञापत्र क्र. ४८८४ दि. २४/१५/२०१२ अन्वये पोषित वारसापाने नावाची नोंद गाळा क.६ बांधलेला ५९.२१ चौ.मी. अधि. १/१८% सह.	म [१) श्री. विनायक दामोदर शास्त्री] [२) श्री. विवेक विनायक शास्त्री] [३) श्रीमती. वंदना अरुण गोडसे] [४) धर्मा मेहेर पाकळी] [५) श्री. विवेक विनायक शास्त्री मय्यात] [६) श्रीमती. अम्ना विवेक शास्त्री] [७) कुमार स्वरूप विवेक शास्त्री]	क्र.कार.कं. १२४१६ प्रमाणे सही- 20/08/2014 न.पू.अ.क.३, नागपुर
20/08/2014	खरेदीने र.द.क. १३४३ दि. २४/१२/२००९ अन्वये रु. २०००००/- मध्ये तसेच दुरुस्ती लेख र.व.क. ७२८ दि. १४/२/२००६ अन्वये अधि. १/१८%, ऐदजी १/१८%, अशी दुरुस्ती अन्वये नोंद घेऊन भू.क. ३१ वरील गाळा क.६ बांधलेला ५९.२१ चौ.मी. अधि. १/१८% सह. गिळकत नागपुर कॉर्पोरेशन एम्पलाईज ग्रुह विकास को ऑप हाऊस सोसा लिमि नाग कडून खरेदी केल्याने नावाची नोंद	म [श्रीमती. वसुधा विनायक शास्त्री फ.क. १२४१६ पहा]	क्र.कार.कं. १२४१५ प्रमाणे सही- 20/08/2014 न.पू.अ.क.३, नागपुर
05/06/2015	ना.जमाबंदी अधुना आणि संघटक भुवि जमिलेला (म.राज्य) पुणे बांधकडील परिषदक क.ना.पू.अ.वि.ए/असरी नोंद/२०१५ पुणे दि.०९/२/२०१५ व इकटोल आदेश क.न.पू.अ.ज.नी/क.क.१११११ दिनांक ०५/०८/२०१५ मध्ये केवळ चौकशी नोंद वहीमरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र येऊन असलेले मिळकत पत्रिकेवर नमूद अंकी १२४२.६० चौ.मी. क्षेत्रावरील एक हजार दोन सहाशत्तर दशांश साठ चौ.मी. दाखल केले.		क्र.कार.कं. १२४१४ प्रमाणे सही- 05/06/2015 न.पू.अ.क.३ नागपुर
04/01/2018	हक्कसोडलेला र.द.क. ६२१४ दि. २२/१०/२०१८ अन्वये कल्याण कायसे सौ. सुषमा मोरे व सौ. अर्चना खडलकर यांनी आपल्या हक्कातील गा.कं. ५ क्षेत्र ५९.२१ चौ.मी. वरील आपला अधि. हिस्सा हक्क श्रीमती कानिनी बाबुराय धकोर यांचे हक्कात हक्क सोडल्याने त्यांचे नावाची नोंद कमी	हक्कसोडलेला अन्वये नोंद कमी	क्र.कार.कं. १४४३३ प्रमाणे सही- 04/01/2018 न.पू.अ.क.३ नागपुर
17/06/2019	हक्कसोडलेला र.द.क. २२१६ दि. २४/१०/२०१९ अन्वये काशीबाई बाबुराय धकोर यांनी गा.कं. ५ क्षेत्र ५९.२१ चौ.मी. वरील आपला १/६ हिस्सा हक्क राजेंद्र धकोर यांचे हक्कात सोडल्याने त्यांचे नावाची नोंद कमी	हक्कसोडलेला अन्वये नोंद कमी	क्र.कार.कं. १८२२० प्रमाणे सही- 17/06/2019 न.पू.अ.क.३ नागपुर
24/07/2022	आदेशाने नोंद - नगर भूमापन अधिकारी, ३, नागपुर यांचे कडील आदेश क्र. : क.प.पू.कलम १५५/न.पू.क. २०४४/२०२१ दि. : ०९/०७/२०२१ अन्वये नोंद - अर्चना नगर भूमापन कलम २०४४ या मिळकती वरील दिनांक २०/०६/२०१४ अन्वये वारसाने झालेल्या नोंदीत अर्चना विवेक शास्त्री यांचा अधि. विवेक शास्त्री अशी नोंद दुरुस्ती करून आदेशाने नोंद दाखल करण्यात येत आहे.	म अर्चना विवेक शास्त्री	क्र.कार.कं. २०५५३ प्रमाणे सही- 24/07/2022 न.पू.अ. नगर भूमापन अधिकारी क.३ नागपुर

नगन-२
५६३६/२०२३
१६/०८



27/07/2022	विशेष फेरफार हक्कसोड नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. ७९८८/२०२१ दिनांक ११/१०/२०२१ अन्वये वरील हक्कसोडगारे वरील १ ते ४ खोली दोन भजली टेनमेंट नं. ६ क्षेत्र ५९.२१ चौ.मी. वरील आपला अधिभाज्य हिस्सा हक्क अर्बिता विवेक शास्त्री व स्वरुप शास्त्री यांचे हक्कात सोडलेले नोंद दर्ज.	सह दु.नि.नागपूर ४ 7988/2021 11/10/2021	H अर्बिता विवेक शास्त्री स्वरुप विवेक शास्त्री	फेरफार क्र. २०६७३ प्रमाणे सही- 27/07/2022 न.मु.अ. नगर भुवावन अधिकारी क्र.३ नागपूर
28/02/2023	विशेष फेरफार हक्कसोड नोंद - सह दु.नि.नागपूर ४ यांचेकडील र.व.क्र. १०७६/२०२१ दिनांक ०६/०२/२०२१ अन्वये श्री राजेंद्र बाबुराव चकोर यांनी गाळा कर्मांक ५ क्षेत्र ५९.२१ चौ.मी. अधि.हीस्सा १/६ % सह वरील आपला अधिभाज्य हिस्सा हक्क प्रशांत बाबुराव चकोर यांचे हक्कात सोडलेले नोंद दर्ज.	सह दु.नि.नागपूर ४ 1076/2021 04/02/2021		फेरफार क्र. २१७०१ प्रमाणे सही- 28/02/2023 न.मु.अ. नगर भुवावन अधिकारी क्र.३ नागपूर
06/05/2023	विशेष फेरफार बोझ / महागळत / तारण नोंद - सह दु.नि.नागपूर ३ यांचेकडील र.व.क्र. २२३१/२०२१ दिनांक २३/०३/२०२१ अन्वये प्रशांत बाबुराव चकोर व प्रज्ञा चकोर यांनी विवेकानंद नागरी सहकारी प्रत्यक्ष संस्था मजळ.महाल -नागपूर यांचे कडून रु १५,००,०००/-करीब येवुन गाळा क्र. ५ क्षेत्र ५९.२१ चौ.मी. जाग महागळत करुन दिलेले बोझा नोंद दर्ज.	सह दु.नि.नागपूर ३ 2231/2021 23/03/2021	H विवेकानंद नागरी सहकारी प्रत्यक्ष संस्था लि.आ.सा. - महाल नागपूर	फेरफार क्र. २२००३ प्रमाणे सही- 06/05/2023 न.मु.अ. नगर भुवावन अधिकारी क्र.३ नागपूर

हि मिळकत पत्रिका (दिनांक 06/05/2023 12:05:21 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही किंवाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 03/07/2023 06:07:28 PM

वेबसाईट पडताळणी साठी <https://digitalsatbara.mahabhuvi.gov.in/D5LR/Login/VerifyPropertyCard> या संकेत स्थळावर 0917100003212271 हा क्रमांक वापरावा.

असत्य तथ्यांवर आधारित कोणताही अर्थ

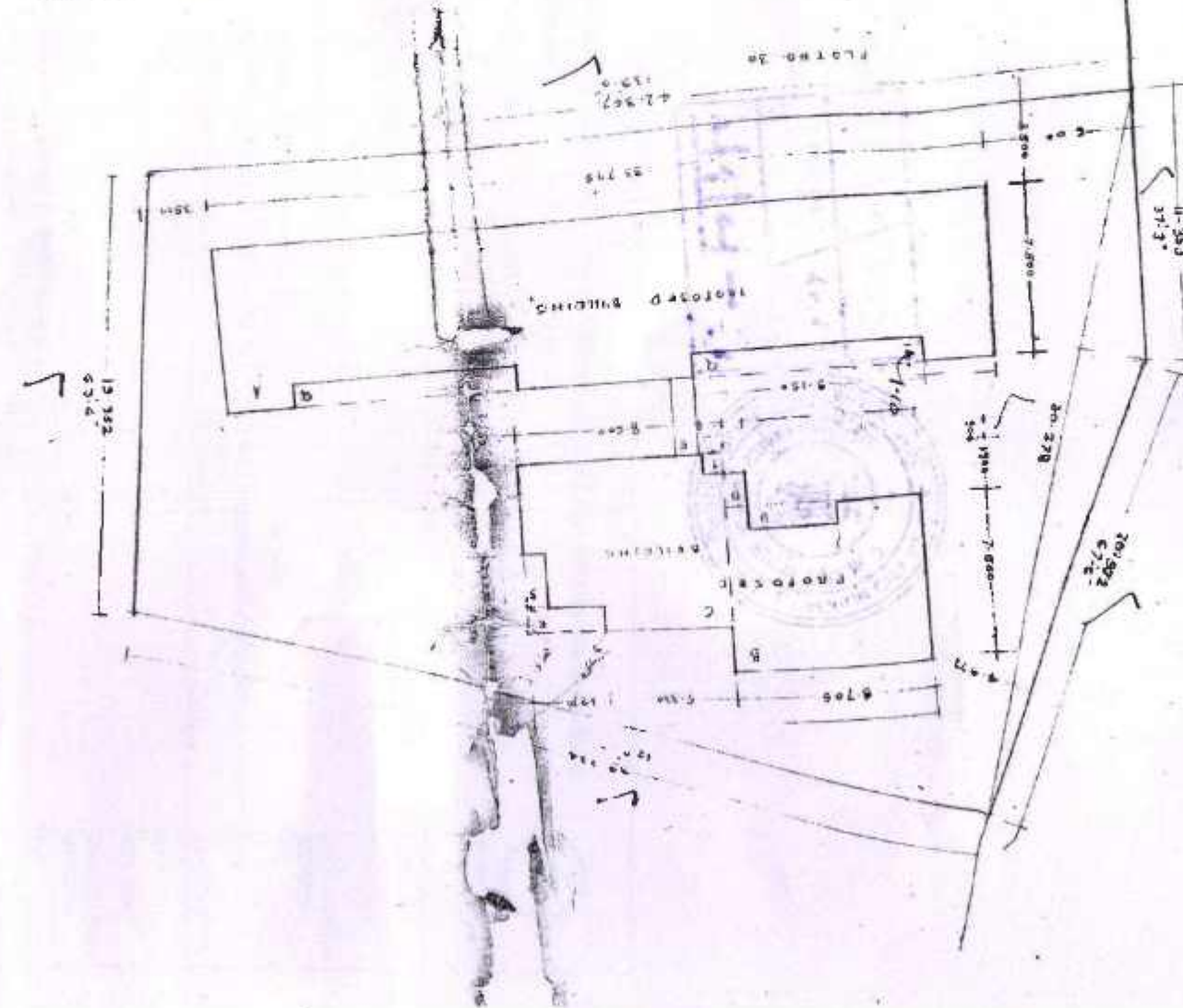
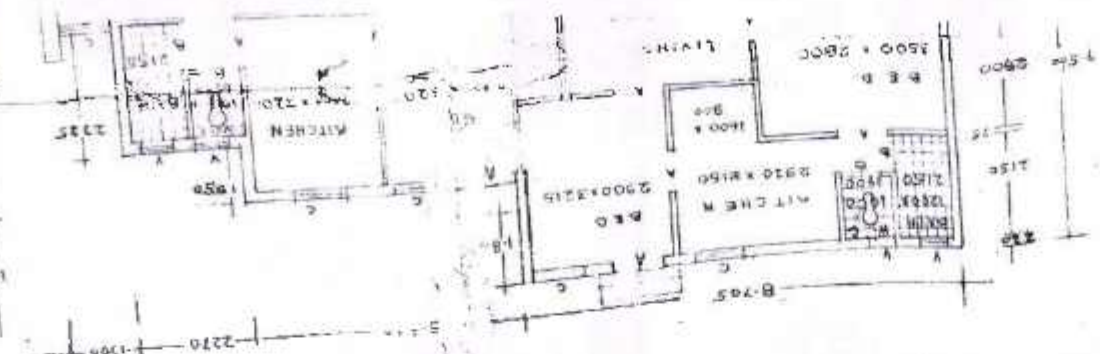


OFFICE OF THE NAGPUR IMPROVEMENT TRUST
 Building Permit No 531/52.23/5090
 Date 6/8/20
SANCTIONED.
 (Signature)
 Building Engineer
 Nagar Improvement Trust



STATEMENT OF AREAS

1. LOT AREA = 12,113.34 sq. m.
 2. PROPOSED BUILT UP AREA = 253,052.40 sq. m.
 3. 32.755 x 7.500 = 245.716 sq. m.
 4. 7.155 x 0.600 = 4.293 sq. m.
 5. 27.110 x 0.600 = 16.266 sq. m.
 6. 0.750 x 1.250 = 0.938 sq. m.
 7. 20.150 x 1.250 = 25.188 sq. m.



08	2023	2-11-12
26	5232	

12.132 m wide ROAD

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता :
पॉस्ट बॉ. ११, इण्टेल विंग
इन्फोमॅटिक्स बिल्डिंग जवाहर
लाल नेहरू, कॅम्पस/विस्तार कॉलेज रोड, नरगाव
मुंबई-४०००१३

Address :
Post b. 11, Wantha Road
Naka Informational Building
Pragati Nagar, Computer City,
Mumbai-400013

आदर्श - Samanya Maansacha Adhikaar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUJATA VIDYADHAR KHAPARDE
SHINCHAR SADASHIV DEHADRAI

06/11/1927

CRAPK0048P

25-11-1927

20/11/2017

[illegible]

5341 6278 5798

मेरा आधार, मेरी पहचान

[illegible]

भारत सरकार
GOVT OF INDIA

शासक विभाग
GOVERNMENT
GOVERNOR GOOSE

हरायनराव गोविंदराव दामे
HARAYANRAO GOVINDRAO DAME

27/10/1974

BCEPG0439E

8. 10. 1974

10/10/1974

भारत सरकार
GOVERNMENT OF INDIA

संदीप नान्देगाव वाडिभास्मे
Sandeep Nandekar Wadibhasme

जन्म तिथि / Date of Birth: 1982

पुरुष / Male

8996 6600 2731

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: S/O नान्देगाव वाडिभास्मे, प्लॉट नं. 31, वार्धा रोड, नज्पुर, विवेकानंद नगर, महाराष्ट्र, 440015

Address: S/O Nandekar Wadibhasme, Plot No. 31, Wardha Road, Near Mount Carmel School, Prashant Nagar, Agri Chowk, Nagpur, Vivekanand Nagar, Maharashtra, 440015

1982 10 10

1982 10 10

1982 10 10

1982 10 10

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDIP NAMDEO WADIBHASME
NAMDEO SITARAM WADIBHASME

1982/1982

Permanent Account Number
ACEPW6773A

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMTPC4436D

नाम / Name
NAJENDRA BABURAO CHAKOR

पिता का नाम / Father's Name
BABURAO SITARAM CHAKOR

जन्म की तारीख / Date of Birth
21/12/1966

भारत सरकार
Government of India

संदीप बाबुराव चाकोर
Rajendra Baburao Chakor

जन्म तिथि / DOB: 21/12/1966

पुरुष / Male

2014 8712 3895

मेरा आधार, मेरी पहचान

भारत सरकार
Unique Identification Authority of India

पता: G/F, Dipanali Apartment, Jabala Road, Near Saraswati Shree Mandir, Keshav Madhar Nagar, Nagpur (Urban), Jabala, Nagpur, Maharashtra, 440036

Address: G/F, Dipanali Apartment, Jabala Road, Near Saraswati Shree Mandir, Keshav Madhar Nagar, Nagpur (Urban), Jabala, Nagpur, Maharashtra, 440036

2014 8712 3895

भारत सरकार
Government of India

प्रशान्त बाबुराव चाकोर
Prashant Baburao Chakor

जन्म तिथि / DOB: 21/08/1968

पुरुष / MALE

4991 1677 6224

VID : 9126 6665 6456 9801

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: प्लॉट नं. 31, वार्धा रोड, नज्पुर, विवेकानंद नगर, महाराष्ट्र, 440015

Address: Plot No. 31, Wardha Road, Near Hanuman Mandir, Prashant Nagar, Nagpur, Nagpur, Maharashtra - 440015

4991 1677 6224

VID : 9126 6665 6456 9801

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRASHANT BABURAO CHAKOR
BABURAO SITARAM CHAKOR

21/08/1968

AOPPC1281G

नयन-२

५६५६/२०२३

२०८०



भारत सरकार
Government of India

विवेक त्रिंबक कुमावर
Vivek Trimbak Kunawar
जन्म तारीख/DOB: 10/08/1969
पुरुष/ MALE

9995 7295 6474
VID : 9138 1817 1248 2622

माझी आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
फ्लॅट नं ००१, मेघ, यशोधरम एन्क्लेव, वरधा रोड, अजि चौक, सेंट कार्मेल स्कूलच्या मागे, प्रशस्त नगर, नागपूर,
महाराष्ट्र - ४४००१५

Address:
Flat no 001, Megh, Yashodham Enclave,
Wardha Road, Ajni Square, Behind Mount
Carmel School, Prashant Nagar, Nagpur,
Maharashtra - 440015

9995 7295 6474
VID : 9138 1817 1248 2622

1947 | India's Golden Jubilee | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AETPK4911K

नाव / Name
VIVEK TRIMBAK KUNAWAR

पिता का नाव / Father's Name
TRIMBAK DEVIDASPANT KUNAWAR

जन्म की तारीख / Date of Birth
10/08/1969

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABCPB5259P

नाव / Name
VIJAY TILOKCHAND BORUNDIYA

पिता का नाम / Father's Name
TILOKCHAND GHEWARCHAND BORUNDIYA

जन्म की तारीख / Date of Birth
01/01/1963

हस्ताक्षर / Signature

भारत सरकार
Government of India

विजय तिलोचंद बोरुंदिया
Vijay Tilokchand Borundiya
जन्म तारीख/DOB: 01/01/1963
पुरुष/ MALE

5015 0833 5269
VID : 9165 4704 5457 2057

माझी आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
001, मेघ, यशोधरम एन्क्लेव, वरधा रोड, अजि चौक, सेंट कार्मेल स्कूलच्या मागे, प्रशस्त नगर, नागपूर,
महाराष्ट्र - ४४००१५

Address:
001, Megh, Yashodham Enclave, Prashant
Nagar, Near Haldiram, Ajni Chowk,
Vivekanand Nagar, Nagpur,
Maharashtra - 440015

5015 0833 5269
VID : 9165 4704 5457 2057

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACFY7417M

नाव / Name
TASH INFRAVENTURES

जन्म की तारीख / Date of Birth

नगन-
५६०६/२०२३
२१/३०





भारत सरकार
Government of India



सुभास दामोदर कातुलवार
Sujanen Anandharao Margude
जन्म तारीख : DOB : 30/01/1979
पुरुष / Male



4829 0368 2203

सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



सुभास दामोदर कातुलवार
Sujanen Anandharao Margude
जन्म तारीख : DOB : 30/01/1979
पुरुष / Male



6151 4814 4995

आधार - सामान्य माणसाचा अधिकार

[Signature]



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता : S/O: दामोदर कातुलवार, प्लॉट
नं. 31, अजनी स्क्वअर, सेंट जेवियर्स
स्कूलच्या मागे, कॉर्पोरेशन
कॉलोनी प्रशांत नगर, विवेकानंद नगर,
विवेकानंद नगर, नागपूर, महाराष्ट्र,
440015

Address: S/O: Damodar Katulwar, PLOT
NO. 31, AJNI SQUARE, BH. ST. XAVIERS
SCHOOL, CORPORATION
COLONY, PRASHANT NAGAR,
Vivekanand Nagar, Vivekanand Nagar,
Nagpur, Maharashtra, 440015

6151 4814 4995

Unique Identification Authority of India

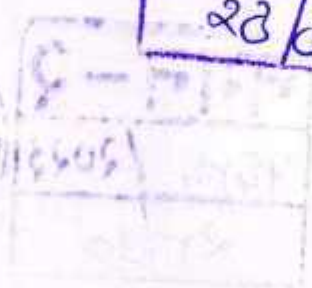
पत्ता : S/O: दामोदर कातुलवार
प्लॉट नं. 31, अजनी स्क्वअर, सेंट
जेवियर्स स्कूलच्या मागे, कॉर्पोरेशन
कॉलोनी प्रशांत नगर, विवेकानंद नगर,
विवेकानंद नगर, नागपूर, महाराष्ट्र,
440015

Address: S/O: Anandharao Margude nee
Rajni godani, 272 chunachali str
Kachha Road, nagpur, Vivekanand Nagar
Vivekanand Nagar, Nagpur, Maharashtra
440015

4829 0368 2203



नगर-२
५६४६ / २०२३
२३ ३०





CHALLAN
MTR Form Number-6



GRN	MH006593038202324E	BARCODE	Date		12/08/2023-13:38:36	Form ID	48(f)				
Department				Inspector General Of Registration							
Type of Payment				Stamp Duty Registration Fee							
Office Name				NGP5_JT NAGPUR NO 5 SUB REGISTRAR		Full Name			YASH INFRAVENTURES		
Location				NAGPUR		Flat/Block No.			Plot No. 31		
Year				2023-2024 One Time		Premises/Building			A/jni		
Account Head Details				Amount In Rs.		Road/Street			Area/Locality		
0030046401 Stamp Duty				500.00		Town/City/District			Nagpur		
0030063301 Registration Fee				100.00		PIN			4 4 0 0 1 5		
Total				600.00		Remarks (If Any)			SecondPartyName=DAMODHAR PARASRAM KATULWAR AND OTHERS~		
Amount In				Six Hundred Rupees Only		Words					
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN		Ref. No.		00040572023081237657		CKX6938501	
Cheque/DD No.				Bank Date		RBI Date		12/08/2023-13:24:39		Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. . Date		Not Verified with Scroll					

Department ID :

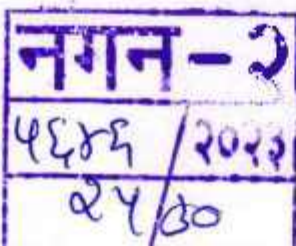
Mobile No. : 8888889933

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-265-5646	0003432689202324	13/08/2023-12:41:42	IGR384	100.00
2	(iS)-265-5646	0003432689202324	13/08/2023-12:41:42	IGR384	500.00
Total Defacement Amount					600.00



Print Date 13-08-2023 12:50:41

नगन-२
५६५६ / २०२३
२६/३०



C-गान्धी
१२५४ / २०२३

265/5646

रविवार, 13 ऑगस्ट 2023 12:42 म.नं.

दस्त गोषवारा भाग-1

नगन2

२७/८३०

दस्त क्रमांक: 5646/2023

दस्त क्रमांक: नगन2 /5646/2023

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. नगन2 यांचे कार्यालयात

अ. क्र. 5646 वर दि.13-08-2023

रोजी 12:41 म.नं. वा. हजर केला.

पावती:10805

पावती दिनांक: 13/08/2023

मादरकरणाचे नाव: मे यश इंफ्राव्हेन्वर तर्फे अधिकृत भागीदार विवेक
त्रिवकराव कुणावार

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 700.00

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 13 / 08 / 2023 12 : 41 : 24 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 13 / 08 / 2023 12 : 42 : 04 PM ची वेळ: (फी)





13/08/2023 12:49:57 PM

दस्त गोपवारा भाग-2

नगत2

28/80

दस्त क्रमांक:5646/2023

दस्त क्रमांक :नगत2/5646/2023

दस्तावा प्रकार :-अंतराल पावर ऑफ अटर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:दामोदर परसराम कातुलवार पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9890725470, रोड नं: प्लॉट न. 31 प्रशांत नगर वर्धा रोड अजनी चौक माऊंट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:AVYPK2111P	कुलमुखत्यार देणार वय :-87 स्वाक्षरी:-		
2	नाव:सुजाता विद्याधर खापडे पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9823015161, रोड नं: प्लॉट न. 31 प्रशांत नगर वर्धा रोड अजनी चौक माऊंट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:CRAPK0048P	कुलमुखत्यार देणार वय :-86 स्वाक्षरी:-		
3	नाव:प्रफुल्ल दत्तात्रय गोडसे पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9673008100, रोड नं: प्लॉट न. 31 प्रशांत नगर वर्धा रोड अजनी चौक माऊंट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:AENPG4456M	कुलमुखत्यार देणार वय :-55 स्वाक्षरी:-		
4	नाव:सुवर्णा प्रफुल्ल गोडसे पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9673008100, रोड नं: प्लॉट न. 31 प्रशांत नगर वर्धा रोड अजनी चौक माऊंट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:BCPEG0439E	कुलमुखत्यार देणार वय :-49 स्वाक्षरी:-		
5	नाव:संदीप नामदेराव वाडीभस्मे पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9823156569, रोड नं: प्लॉट न. 31 प्रशांत नगर वर्धा रोड अजनी चौक माऊंट कार्मेल स्कूल जवळ विवेकानंद नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:ACEPW6773A	कुलमुखत्यार देणार वय :-42 स्वाक्षरी:-		
6	नाव:राजेंद्र बाबुराव चकोर पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9422123784, रोड नं: कॉर्ट न. जी / 6 दीपांजली अपार्टमेंट जैताळा रोड सरस्वती शिशु मंदीर जवळ केशव माधव नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:AMTPC4436D	कुलमुखत्यार देणार वय :-56 स्वाक्षरी:-		
7	नाव:प्रशांत बाबुराव चकोर पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 7507715753, रोड नं: प्लॉट न 31 हनुमान मंदिर जवळ प्रशांत नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:AOPPC1281G	कुलमुखत्यार देणार वय :-54 स्वाक्षरी:-		
8	नाव:अर्चिता विवेक शास्त्री पत्ता:प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं.: 9860979915, रोड नं: प्लॉट न 31 हनुमान मंदिर जवळ प्रशांत नगर नागपूर, महाराष्ट्र, नागपूर, पिन नंबर:CFMPS2940N	कुलमुखत्यार देणार वय :-53 स्वाक्षरी:-		

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

नाम: विवेक शास्त्री
पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ३, ब्लॉक नं. ३
7387727670, रोड नं: प्लॉट न 31 हनुमान मंदिर जवळ प्रशांत नगर
नागपूर, महाराष्ट्र, नागपुर.
पैन नंबर: FZAPS7635R

वय :- 29
स्वाधरी:-



10 नाम: ये. यश इफाव्हेन्वर तर्फे अधिकृत भागीदार विवेक विवेकराव
कुशावार
पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ३, ब्लॉक नं. ३
888889933, रोड नं: अपार्टमेंट न 001 ये. यशोधाम एनक्लेव
प्रशांत नगर अजनी चौक नागपूर, महाराष्ट्र, नागपुर.
पैन नंबर:

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 53
स्वाधरी:-



11 नाम: ये. यश इफाव्हेन्वर तर्फे अधिकृत भागीदार विजय तिलोकचंद
बोरुविद्या
पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ३, ब्लॉक नं. ३
9422192861, रोड नं: अपार्टमेंट न 001 मल्हार यशोधाम इन्क्लेव
प्रशांत नगर हल्लीरामस जवळ अजनी चौक नागपूर, महाराष्ट्र, नागपुर.
पैन नंबर:

पॉवर ऑफ अटॉर्नी
होल्डर
वय :- 60
स्वाधरी:-



वरील दस्तऐवज करून देणार तथाकथीत जनरल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 13/08/2023 12:46:24 PM

जोळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्ती माहिती पुढीलप्रमाणे आहे.

तह दुय्यम निबंधक धर्ग-१

नागपूर शहर क्र.२

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	कुलमुखत्यार देणार दामोदर परसराम कानुलवार	13/08/2023 12:47:13 PM	दामोदर परसराम कानुलवार M XXXX XXXX 8259
2	कुलमुखत्यार देणार सुजाता विदयाधर खापडे	13/08/2023 12:46:42 PM	सुजाता विदयाधर खापडे F XXXX XXXX 3624
3	कुलमुखत्यार देणार प्रफुल्ल दत्तात्रय गोडसे	13/08/2023 12:47:45 PM	प्रफुल्ल दत्तात्रय गोडसे M XXXX XXXX 5792
4	कुलमुखत्यार देणार सुवर्णा प्रफुल्ल गोडसे	13/08/2023 12:48:02 PM	सुवर्णा प्रफुल्ल गोडसे F XXXX XXXX 5798
5	कुलमुखत्यार देणार मंदीप नामदेराव वाडीभम्मे	13/08/2023 12:48:20 PM	मंदीप नामदेव वाडीभम्मे M XXXX XXXX 2731
6	कुलमुखत्यार देणार राजेंद्र बाबुराव चकोर	13/08/2023 12:48:48 PM	राजेंद्र बाबुराव चकोर M XXXX XXXX 3895
7	कुलमुखत्यार देणार प्रशांत बाबुराव चकोर	13/08/2023 12:49:10 PM	प्रशांत बाबुराव चकोर M XXXX XXXX 6224
8	कुलमुखत्यार देणार अर्चिता विवेक शास्त्री	13/08/2023 12:49:31 PM	अर्चिता विवेक शास्त्री F XXXX XXXX 7170

तह दुय्यम निबंधक धर्ग-२
नागपूर शहर क्र.२

नागम-२
५४४६/२०२३
२९/८०



9	कुलमुखत्यार देणार स्वरूप विवेक शास्त्री	13/08/2023 12:49:49 PM	स्वरूप विवेक शास्त्री M XXXX XXXX 9231	
10	पौवर ऑफ अटॉर्नी होल्डर मे यश इंफ्राव्हेन्चर तर्फे अधिकृत भागीदार विवेक त्रिंबकराव कुणावार	13/08/2023 12:50:04 PM	विवेक त्रिंबक कुणावार M XXXX XXXX 6474	
11	पौवर ऑफ अटॉर्नी होल्डर मे यश इंफ्राव्हेन्चर तर्फे अधिकृत भागीदार विजय तिलोकचंद बोरुदिया	13/08/2023 12:50:20 PM	विजय तिलोकचंद बोरुदिया M XXXX XXXX 5269	

शिवका क्र.4 ची वेळ:13 / 08 / 2023 12 : 50 : 22 PM

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

दस्तासोबत जोडलेले कागदपत्रे
कुलमुखत्यारपत्रे, ओळखपत्रे, घडती
ईत्यादी, बनावट आढळुन आल्यास
त्याची जबाबदारी निष्पादकाची राहिल.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YASH INFRAVENTURES	eChallan	00040572023081237657	MH006593038202324E	500.00	SD	0003432689202324	13/08/2023
2		DHC		0823124805282	600	RF	0823124805282D	13/08/2023
3	YASH INFRAVENTURES	eChallan		MH006593038202324E	100	RF	0003432689202324	13/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5646 /2023

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नबराचे बुकाचे
५६४६ नंबरी नोंदला

सह दुय्यम निबंधक वर्ग-२,
नागपूर शहर क्र. २,
दि. १३ माहे ०८ सन २०२३
प्रमाणित करण्यात येते कि, या दस्तावेजात
एकूण ३० पाने आहेत.

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र.२

नगन-२
५६४६/२०२३
३०/०८

